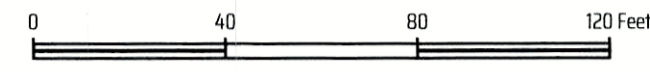




SCALE: 1" = 40'



LEGEND:

ORMCT = OFFICIAL RECORDS OF MADISON COUNTY, TEXAS

ORWCT = OFFICIAL RECORDS OF WALKER COUNTY, TEXAS

123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS

N/F = NOW OR FORMERLY

( ) = RECORD INFORMATION

BARBED WIRE FENCE

AERIAL ELECTRIC LINES

UTILITY POLE

POINT OF BEGINNING  
1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET

MILLS LANE  
6 INCH CEDAR FENCE POST FOUND (CM)

N/F  
TRISTAN BRUCE WAGGONER  
CALLED 52.0 ACRES  
(1741/21 ORMCT)

N/F  
KEN-WAY INC.  
CALLED 825.306 ACRES  
(1776/203 ORMCT)

DEED CALL N 68° E 515 VARMS (152/3) (ORMCT)  
N 65°20'39" E 161.84' MEASURED

DEED CALL SOUTH 133° VARMS (152/3) (ORMCT)  
S 02°08'37" E 370.17' MEASURED

N/F  
GARY MILLS  
CALLED 62.255 ACRES  
(1729/230 ORMCT)

58.13 ACRES  
N/F  
ROBERT HEATH MILLS AND SPANKI RAE MILLS  
CALLED 59.851 ACRES  
(1729/233 ORMCT)

FLOOD PLAIN NOTES:  
THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND 'A' OR 'AE' AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE MADISON COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 4811800125A, EFFECTIVE DATE: 09-27-1991.

GENERAL NOTES  
BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00012124790672 (CALCULATED USING GEOID12B).

PROJECT BENCHMARK (ELEVATIONS) ESTABLISHED USING LEICA SMARTNET REAL TIME NETWORK (NAVD 1988).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS AND OTHER MATTERS MAY APPLY.

THIS SURVEY REFLECTS THE BOUNDARY OF THE PROPERTY ONLY. ADDITIONAL IMPROVEMENTS MAY EXIST AND WERE NOT LOCATED AT THE TIME OF THIS SURVEY.

THIS PLAT WAS PREPARED IN CONJUNCTION WITH A FIELD NOTES DESCRIPTION (METES AND BOUNDS). THE PLAT AND FIELD NOTES ARE INTENDED TO BE ONE INSTRUMENT TOGETHER.

APPROXIMATE LOCATION OF FLOOD PLAIN AS SCALED FROM FIRM MAP PANEL NO. 4811800125A

ZONE 'A'

ZONE 'X' UNSHADED

MILLS LANE

1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET

10 INCH TREATED FENCE POST FOUND (CM)

BENCHMARK NOTES

PROJECT BENCHMARK  
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET  
N:10315414.22, E:3715872.06, ELEV:185.88'  
(CONTROL POINTS AND ELEVATIONS ESTABLISHED USING THE LEICA SMARTNET REAL TIME NETWORK. ELEVATION DATUM NAVD 1988, GEOID 12B)

TBM #1  
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET, -16.7' NORTHEAST FROM 6 INCH CEDAR FENCE POST, -14.2' SOUTH OF GRAVEL ROAD  
N:10315333.27, E:3715693.70, ELEV: 186.47'

TBM #2  
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET, -13.8' NORTHWEST OF 10 INCH TREATED FENCE POST, -14.1' SOUTH OF GRAVEL ROAD  
N:10315639.14 E:3716366.81 ELEV: 207.60'

\*\*\*COORDINATES SHOWN ARE TEXAS STATE PLANE CENTRAL ZONE GRID COORDINATES\*\*\*

SHEET 2 OF 2  
SEE SHEET 1 FOR FULL BOUNDARY

TSPS STANDARD LAND SURVEY PLAT  
OF A  
58.13 ACRE TRACT  
CALLED TO BE 59.851 ACRES IN  
VOLUME 1729, PAGE 233 ORMCT  
MARIA GUADALUPE CASILLAS SURVEY, ABSTRACT 65  
MADISON COUNTY, TEXAS



"When one person stands to gain over another, the facts must be uncovered"

SCALE: 1 INCH = 40 FEET  
SURVEY DATE: 10-05-2021 | PLAT DATE: 10-21-2021  
JOB NUMBER: 21-725 | CAD NAME: 21-725A  
POINT FILE: 21-725-SURFACE (cont);  
DRAWN BY: MS CHECKED BY: NPK  
PREPARED BY: KERR SURVEYING, LLC  
TSPS FIRM#10018500  
409 N. TEXAS AVENUE, BRYAN, TEXAS 77803  
PHONE: (979) 268-3195  
SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM